



COUNTY OF SAN DIEGO

AGENDA ITEM

BOARD OF SUPERVISORS

GREG COX
First District

DIANNE JACOB
Second District

PAM SLATER-PRICE
Third District

RON ROBERTS
Fourth District

BILL HORN
Fifth District

DATE: March 22, 2011

01

TO: Board of Supervisors
Board of Directors, County of San Diego Redevelopment Agency

SUBJECT: RATIFICATION OF AGREEMENTS BETWEEN THE COUNTY OF SAN DIEGO AND THE REDEVELOPMENT AGENCY OF THE COUNTY OF SAN DIEGO REGARDING TERMS AND CONDITIONS OF ADVANCES OR LOANS FROM THE COUNTY (DISTRICT: 2)

SUMMARY:

Overview

Gillespie Field Redevelopment Project

The Gillespie Field Redevelopment Project was established in 1987 with the goal of alleviating deterioration and stagnation at Gillespie Field Airport. Those problems were attributable primarily to inadequate public improvements, public facilities, and utilities, and secondarily to the existence of buildings and structures which were unfit or unsafe for occupancy due to age and deterioration. Significant improvements to the Project Area have been made since the Redevelopment Plan was adopted on July 7, 1987(53).

Gillespie Field Redevelopment projects were initially funded by loans from the Airport Enterprise Fund and through the sale of bonds pledged by the Project Area's tax increment. On December 1, 1987 (11 thru 13), your Board(s) approved an Agreement between the County of San Diego and the Redevelopment Agency. At its highest balance, the Redevelopment Agency owed the Airport Enterprise Fund \$9.2 million. Because of payments made to date by the Redevelopment Agency, the current balance of the loan is approximately \$3.8 million. In addition, the Redevelopment Agency currently has existing obligations in the outstanding principal amount of \$14.28 million, related to bonds issued in 2005 for the Gillespie Field Redevelopment Project.

This is a request to ratify the current agreement for the loan and approve a formal repayment schedule of said loan.

Upper San Diego River Improvement Project

On July 18, 1989 (61), the Board of Directors of the County of San Diego Redevelopment Agency adopted the Redevelopment Plan for the Upper San Diego

SUBJECT: RATIFICATION OF AGREEMENTS BETWEEN THE COUNTY OF SAN DIEGO AND THE REDEVELOPMENT AGENCY OF THE COUNTY OF SAN DIEGO REGARDING TERMS AND CONDITIONS OF ADVANCES OR LOANS FROM THE COUNTY (DISTRICT: 2)

River Improvement Project (USDRIP) located along the San Diego River in the unincorporated community of Lakeside. USDRIP was formed as an outgrowth of a number of efforts in the late 70s and early 80s to study and manage the San Diego River through the Lakeside area. The Project Area was seen as a mechanism for facilitating development of the area while providing for needed flood control and habitat restoration.

Between 1988 and 1994 the Redevelopment Agency Board of Directors approved multiple loans from the County General Fund. These loans were primarily needed to ensure USDRIP maintained indebtedness during the initial years of the project area. Currently the Redevelopment Agency owes the County General Fund approximately \$1.1 million.

This is a request to ratify the current terms and conditions of the loan and establish a formal repayment schedule for the loans.

Recommendation(s)

CHIEF ADMINISTRATIVE OFFICER

1. Find that the proposed action is not subject to review pursuant to the California Environmental Quality Act (CEQA) because it is not a project as defined in Section 15378 of the State CEQA Guidelines.
2. Approve ratification of Agreements between the County of San Diego and the County of San Diego Redevelopment Agency regarding terms and conditions of advances or loans from the Airport Enterprise Fund.
3. Approve ratification of Agreements between the County of San Diego and the County of San Diego Redevelopment Agency regarding terms and conditions of advances or loans from the County's General Fund.
4. Approve the Gillespie Field Redevelopment Project Repayment Schedule. |

EXECUTIVE DIRECTOR

1. Find that the proposed action is not subject to review pursuant to the California Environmental Quality Act (CEQA) because it is not a project as defined in Section 15378 of the State CEQA Guidelines.
2. Approve ratification of Agreements between the County of San Diego and the County of San Diego Redevelopment Agency regarding terms and conditions of advances or loans from the Airport Enterprise Fund.
3. Approve ratification of Agreements between the County of San Diego and the

SUBJECT: RATIFICATION OF AGREEMENTS BETWEEN THE COUNTY OF SAN DIEGO AND THE REDEVELOPMENT AGENCY OF THE COUNTY OF SAN DIEGO REGARDING TERMS AND CONDITIONS OF ADVANCES OR LOANS FROM THE COUNTY (DISTRICT: 2)

County of San Diego Redevelopment Agency regarding terms and conditions of advances or loans from the County's General Fund.

4. Approve the Gillespie Field Redevelopment Project Area Repayment Schedule.

Fiscal Impact

County of San Diego Redevelopment Agency Gillespie Field Redevelopment Project Area

Today's request will result in no fiscal impact in Fiscal Year 2010-11. Funds for the repayment of any loans will be included in subsequent year's Operational Plans. For Fiscal Year 2011-12, \$150,000 will be included.

Upper San Diego River Improvement Project Area (USDRIP)

Funds for today's request are included in the Fiscal Year 2010-11 Operational Plan. Future repayments will be included in subsequent year's Operational Plans. For Fiscal Year 2011-12, \$93,000 will be included.

County of San Diego

Revenue resulting from today's requests relative to the USDRIP loan repayment is included in the Fiscal Year 2010-11 Operational Plan. Revenue resulting from future repayments will be included in subsequent years' Operational Plans. For Fiscal Year 2011-12, revenue of \$150,000 and \$93,000 for Gillespie Field and USDRIP, respectively, will be included.

Business Impact Statement

N/A

Advisory Board Statement

N/A

BACKGROUND:

The County of San Diego Redevelopment Agency consists of two separate Project Areas, Gillespie Field, 746 acres located in the City of El Cajon adjacent to unincorporated County, and the Upper San Diego River Improvement Project (USDRIP), 532 acres located along both sides of the San Diego River in the unincorporated community of Lakeside. In their early start-up phases, both Project Areas borrowed from other County funds, first under a loan agreement dating from 1975, subsequent Board of Supervisor actions, and formal agreements. On June 30, 2010, the current balances owed were: \$3.8 million owed by Gillespie Field to the Airport Enterprise Fund and \$1.1 million owed by USDRIP to the General Fund. As provided for in the existing agreements and resolutions, the interest rate on both loans is the County Investment Pool

SUBJECT: RATIFICATION OF AGREEMENTS BETWEEN THE COUNTY OF SAN DIEGO AND THE REDEVELOPMENT AGENCY OF THE COUNTY OF SAN DIEGO REGARDING TERMS AND CONDITIONS OF ADVANCES OR LOANS FROM THE COUNTY (DISTRICT: 2)

Rate and varies annually. Both Project Areas have made payments to their creditor funds in the intervening years. Furthermore, both Project Areas have repaid older obligations in full to other County funds: Gillespie Field repaid earlier loans of \$396,415 and \$295,756 from the Airport Enterprise Fund and the Public Liability Internal Service Fund, respectively, and USDRIP repaid earlier loans of \$216,862 and \$450,627 from the Lakeside Sanitation District and the Flood Control District, respectively.

The Gillespie Field loan is memorialized in an agreement that has been signed by the parties. The terms and conditions of the USDRIP loan are memorialized in a County resolution. Although both loans require mandatory repayment, neither loan has a repayment schedule. Today's action is a request to approve the ratification of the existing loan agreements and establish payment schedules for both Project Areas.

With the maturity of the Project Areas, both are in a position to commit to repayment schedules that will return resources to the creditor funds. The loan repayment schedule for USDRIP, \$93,000 per year beginning in Fiscal Year 2011-12, was put into place for Fiscal Year 2009-2010 based on staff discussions and analysis of available funds. Through June 30, 2010, USDRIP had repaid \$155,000. Gillespie Field repaid \$5.4 million in Fiscal Year 2005-06, and proposes a repayment schedule that begins in Fiscal Year 2011-12 with a payment of \$150,000 and increases annually to a maximum of \$500,000. The repayment schedule recognizes that the repayment of the loan is subordinate to the repayment of existing obligations, including the debt service for outstanding bonded indebtedness.

Environmental Statement

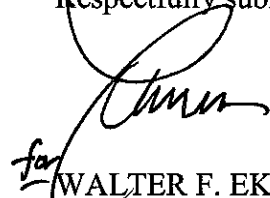
The proposed action is administrative in nature and has no potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment and is therefore exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15378 of the State CEQA Guidelines.

Linkage to the County of San Diego Strategic Plan

Today's proposed action supports the Safe and Livable Communities Initiative of the County of San Diego's 2011-16 Strategic Plan. Redevelopment projects help provide an investment in our neighborhoods and improve the lives of our citizens.

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Respectfully submitted,



for
WALTER F. EKARD
Chief Administrative Officer

ATTACHMENT(S)

ATTACHMENT A USDRIP LOAN AGREEMENT RATIFICATION

ATTACHMENT B GILLESPIE REPAYMENT SCHEDULE

SUBJECT: RATIFICATION OF AGREEMENTS BETWEEN THE COUNTY OF SAN DIEGO AND THE REDEVELOPMENT AGENCY OF THE COUNTY OF SAN DIEGO REGARDING TERMS AND CONDITIONS OF ADVANCES OR LOANS FROM THE COUNTY (DISTRICT: 2)

AGENDA ITEM INFORMATION SHEET

REQUIRES FOUR VOTES: ☐ Yes ☒ No

WRITTEN DISCLOSURE PER COUNTY CHARTER SECTION 1000.1 REQUIRED
☐ Yes ☒ No

PREVIOUS RELEVANT BOARD ACTIONS:

June 22, 2010 (1), Adopted Five –Year Implementation Plan (2010-11 through 2014-15) for Gillespie Field Redevelopment Project Area

June 16, 2009 (1), Adopted Five-Year Implementation Plan (2009-10 through 2013-14) for Upper San Diego River Improvement Project Area

BOARD POLICIES APPLICABLE:
N/A

BOARD POLICY STATEMENTS:
N/A

MANDATORY COMPLIANCE:
N/A

ORACLE AWARD NUMBER(S) AND CONTRACT AND/OR REQUISITION NUMBER(S):
N/A

ORIGINATING DEPARTMENT: Community Services Group

OTHER CONCURRENCE(S): Land Use and Environment Group

CONTACT PERSON(S):

<u>Kaye Hobson</u>	<u>Kathy Flannery</u>
Name	Name
<u>619.531.5274</u>	<u>619.531.6256</u>
Phone	Phone
<u> </u>	<u> </u>
<u>A-6</u>	<u>A-6</u>
Mail Station	Mail Station
<u>Kaye.hobson@sdcounty.ca.gov</u>	<u>Kathleen.flannery@sdcounty.ca.gov</u>
E-mail	E-mail

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AGENDA ITEM INFORMATION SHEET

CONCURRENCE(S)

COUNTY COUNSEL REVIEW

Written Disclosure per County Charter
Section 1000.1 Required

☒ Yes

☐ Yes

☒ No

GROUP/AGENCY FINANCE DIRECTOR

☒ Yes

☐ N/A

CHIEF FINANCIAL OFFICER

Requires Four Votes

☒ Yes

☐ Yes

☐ N/A

☒ No

**GROUP/AGENCY INFORMATION
TECHNOLOGY DIRECTOR**

☐ Yes

☒ N/A

COUNTY TECHNOLOGY OFFICE

☐ Yes

☒ N/A

DEPARTMENT OF HUMAN RESOURCES

☐ Yes

☒ N/A

Other Concurrence(s): Land Use and Environment Group

ORIGINATING DEPARTMENT: Community Services Group

CONTACT PERSON(S):

Kaye Hobson

Name

619.531.5274

Phone

Kathy Flannery

Name

619.531.6256

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Kaye.hobson@sdcounty.ca.gov

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AUTHORIZED REPRESENTATIVE:

Mikel Haas, Deputy Chief Administrative Officer

AGREEMENT BETWEEN THE COUNTY OF SAN DIEGO AND THE REDEVELOPMENT AGENCY OF THE COUNTY OF SAN DIEGO ESTABLISHING TERMS AND CODITIONS OF ADVANCES OR LOANS FROM THE COUNTY GENERAL FUND OF THE COUNTY OF SAN DIEGO TO THE REDEVELOPMENT AGENCY FOR THE UPPER SAN DIEGO RIVER IMPROVEMENT PROJECT AREA

THIS RATIFICATION of a prior agreement ("Agreement") is entered into this 22nd day of March, 2011, and formally memorializes the terms and conditions established by Resolution by and between the County of San Diego ("County") and the Redevelopment Agency of the County of San Diego ("Agency"), collectively referred to as "Parties."

RECITALS

WHEREAS, the Agency was established on October 1, 1974.

WHEREAS, on or around March 4, 1975, the Parties approved the Agreement Between The County of San Diego and the Redevelopment Agency Establishing Certain County-Agency Relationships. Exhibit A

WHEREAS, the Upper San Diego River Improvement Project Area ("USDRIP") Redevelopment Plan was adopted on July 18, 1989.

WHEREAS, on December 1, 1987, by Resolution of the Board of Supervisors, the County agreed to loan moneys to the Agency which were required to be repaid by the Agency under the terms and conditions outlined in the Resolution. Exhibit B

WHEREAS, various loans have been made by the County to the Agency for USDRIP including the loans outlined in Exhibit C.

WHEREAS, pursuant to its legal obligation to do so, the Agency has historically made payments towards the repayment of these loans. Exhibit C.

WHEREAS, Assembly Bill 101 ("AB 101") and Senate Bill 77 ("SB 77") were introduced on March 15, 2011, which, if passed, would require that in order to be an "enforceable obligation" that could be repaid, any loan of moneys borrowed by the Agency for a lawful purpose must be "legally required to be repaid pursuant to a required repayment schedule or other mandatory loan terms."

WHEREAS, the Parties have agreed that loans previously made to the Agency are required to be repaid pursuant to the terms outlined in the County Resolution.

WHEREAS, the Parties desire to ratify their prior agreement by way of this formal Agreement which will also establish a repayment schedule for the loans going forward. Exhibit D

THEREFORE, THE PARTIES AGREE TO RATIFY AS FOLLOWS:

1. The Board of Supervisors authorized the establishment of a Redevelopment Agency Administrative Fund ("Administrative Fund") in the treasury of the County pursuant to the Community Redevelopment Law (California Health & Safety Code Section 33620, et seq.).
2. The moneys appropriated to the Administrative Fund shall be drawn from the Fund to meet the administrative expenses and overhead of the Agency in substantially the same manner as money is drawn by other agencies and departments of the County subject to budgetary control. In addition to the common understanding and usual interpretation of the term, "administrative expense" includes, but is not limited to, expenses of redevelopment planning and dissemination of redevelopment information.
3. The moneys paid to or on behalf of the Agency by the County from the Administrative Fund shall constitute a loan by the County to the Agency. Such loan shall be repaid from any source of Agency funds lawfully available for that purpose. Moneys paid to or on behalf of the Agency by the County from the Administrative Fund shall bear interest. Such interest shall accrue on the average quarterly outstanding balance equal to the average County earned investment rate as determined by the County Treasurer.
4. The Agency shall repay any loans and accrued interest as soon as Agency funds are available for that purpose.
5. Any duty imposed on the Agency is based on the condition that the collection of property tax revenues pursuant to Health & Safety Code Section 33670(b) is sufficient to allow the Agency to perform as required.
6. The Auditor and Controller of the County of San Diego is hereby authorized and directed to establish whatever accounting and other procedures are necessary, convenient or desirable to accomplish the purposes and intent of the Parties resolutions.
7. The Agency shall annually submit to the Board of Supervisors a proposed budget of its administrative expenses. The Agency shall file with the Board of Supervisors a detailed report of all its transactions including a statement of all revenues and expenditures at annual intervals, or more frequently if requested by the Board of Supervisors.
8. To establish a specific debt repayment schedule for the remaining outstanding loans as outlined in Exhibit D.

IN WITNESS WHEREOF, this Agreement is executed by Agency pursuant to action taken by its Directors and by County pursuant to action taken by its Board of Supervisors.

REDEVELOPMENT AGENCY OF THE
COUNTY OF SAN DIEGO

BY: _____
Executive Director

COUNTY OF SAN DIEGO

BY: _____
Chief Administrative Officer

APPROVED AS TO FORM AND LEGALITY:
THOMAS E. MONTGOMERY
COUNTY COUNSEL

By: _____
Rachel H. Witt, Senior Deputy

TUESDAY MAR 4 1975

COUNTY OF SAN DIEGO

PUBLIC WORKS AGENCY



ROBERT W. SWANBERG
Acting Director

Department of General Services

County Center 3555 Overland Avenue, San Diego, California 92123

DIVISIONS

Administration 565-5283
Awards 565-5572
Architecture 565-5288
Bldg. Service 565-5285
Communications 565-5313
Facilities Maint. 565-5115
Food Operations 565-5444

February 25, 1975

TO: Board of Supervisors (A45)
FROM: Acting Director, Department of General Services (0360)
SUBJECT: A Resolution Approving County-Agency Relationships
and Agreement Between the Redevelopment Agency
and the County of San Diego

On October 1, 1974 (5 and 6), your Board took action creating the San Diego County Redevelopment Agency. The attached resolution and agreement have been approved as to form by Special Counsel and contain the necessary procedures for operating the Agency in conformity to County Rules and Regulations and State Guidelines. It is, therefore, my

RECOMMENDATION: That your Board

Adopt the attached Resolution and Agreement establishing County-Agency relationships.

Discussion:

This Resolution and Agreement are required to establish the operating procedures of the County of San Diego and San Diego County Redevelopment Agency as established under County Ordinance 4393 New Series and the California Community Redevelopment Law. Effective with your actions here and those of the Redevelopment Agency, you will establish the first Tuesday of each month as

Exhibit BA

TUESDAY MAR 4 1975

Board of Supervisors

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February 25, 1975

the regular meeting date of the Agency starting April 1, 1975, as part of your routine agenda.

Robert W. Smothers
ROBERT W. SMOTHERS, Acting Director
Department of General Services

APPROVED: *Feb. 25*, 1975

G. B. Wilson
G. B. WILSON
Acting Public Works Administrator

Concurrences:
None Required

FISCAL IMPACT: None by this action.

ADVISORY BOARD STATEMENT: None required.

RWS:JM:sag

Enclosures

cc: County Counsel
Special Counsel
Auditor and Controller
Redevelopment Agency, County of San Diego
Director, Airports Division
Acting Public Works Administrator
Acting Chief Administrative Officer

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Exhibit A

TUESDAY MAR 4 1975

AGREEMENT BETWEEN THE COUNTY OF SAN DIEGO
AND THE REDEVELOPMENT AGENCY ESTABLISHING
CERTAIN COUNTY-AGENCY RELATIONSHIPS

THIS AGREEMENT is entered into this 4th day of March 1975 by and between the COUNTY OF SAN DIEGO, CALIFORNIA, hereinafter referred to as the "County" and the REDEVELOPMENT AGENCY OF THE COUNTY OF SAN DIEGO, hereinafter referred to as the "Agency." The County and the Agency hereby agree as follows:

I. [§ 100] GENERAL

A. [§ 101] Ordinance

Pursuant to the California Community Redevelopment Law (California Health and Safety Code, Section 33000 et seq.) the Board of Supervisors, on October 1, 1974, by Ordinance No. 4393 (New Series) declared that there was a need for a redevelopment agency to function in the County.

B. [§ 102] Appointment of Agency Members

The Board of Supervisors has also by Ordinance No. 4393 (New Series) declared itself to be the Agency and said Supervisors are serving as Agency Members.

C. [§ 103] Separate Agency

The Agency is and shall remain as a separate public body, corporate and politic, exercising governmental functions and performing a public function of the County.

D. [§ 104] Executive Director of the Agency

The Chief Administrative Officer has been appointed as the Executive Director of the Agency. As a portion of his duties and functions he shall have ultimate administrative responsibility to carry out Agency programs and affairs. The Chief Administrative Officer may delegate his duties as Executive Director, or portions thereof, to an Assistant Executive Director and/or to a Redevelopment Project Manager for each redevelopment project undertaken by the Agency, in any manner consistent with retention of ultimate administrative responsibility by the Chief Administrative Officer.

E. [§ 105] Agency Officers, Employees, Agents, Consultants, and Contractors

The officers of the Agency shall be County officials as established in the By-Laws of the Agency. The Executive Director with

TUESDAY MAR 4 1975

the approval of the Board of Supervisors and the Agency Members may select, appoint, employ, and contract for such permanent and temporary consultants, contractors, agents, and employees as it requires, and determine their qualifications, duties, benefits and compensation, subject to the other provisions of this Agreement and the law.

II. [§ 200] COUNTY SERVICES

A. [§ 201] Services to be Provided

The County, its officers and employees, shall perform services for the Agency in carrying out its work of redevelopment. The Agency shall also have access to the facilities of the various agencies and offices of the County.

Those County officers and employees who are also appointed to positions or offices with or related to the Agency shall perform services for the Agency in a dual capacity.

The Chief Administrative Officer and other appropriate County officials and the Agency shall determine and establish the procedures to be followed in the request for, and the rendering of such services.

B. [§ 202] Compensation by the Agency for Services Rendered

The Agency shall reimburse the County for all costs incurred by County officers and employees in rendering services to the Agency commencing November 3, 1974. The Agency shall reimburse the County for all such services performed on a reasonable basis as established by the Chief Administrative Officer.

No County officer or employee shall be paid extra compensation for any work performed for the Agency unless such compensation is expressly authorized and provided for by the Board of Supervisors.

C. [§ 203] Method of Payment

Costs under this Agreement shall commence on the date that the services were or are begun, and shall accrue on the basis established by the Chief Administrative Officer for the services being performed. The Agency, however, shall not be responsible for the payment of accrued costs for services until funds are available to the Agency for this purpose.

Agency revenues may come from many sources, many of which may be available to the Agency only for limited and special purposes. It is expected that any funds which may become available to the Agency for the reimbursement of costs for services rendered will be used to pay the accrued costs. The Agency shall reimburse

Exhibit A

TUESDAY MAR 4 1975

the County for such costs only if funds become available.

Once funds become available from which the Agency may pay costs for services, then all costs theretofore accrued shall be paid in a time and manner consistent with the needs of the Agency.

III. [§ 300] AGENCY OFFICES

The principal office of the Agency shall be located in the County Operations Center. The County agrees to lease to the Agency necessary and ample space for business offices and meeting rooms of the Agency. Said space shall also include use of the Chambers of the Board of Supervisors for meetings of the Agency. Leases for such purposes shall be entered into from time-to-time as separate space is needed by the Agency.

Said space shall be used in accordance with the rules and regulations of the County as applicable to other buildings and offices of the County. Agency revenues may come from many sources, most of which are available to the Agency only for limited and special purposes. Any funds which may become available to the Agency for the payment of rent shall be used to pay the accrued rent. The Agency shall pay the rent only if funds become available for such purposes.

IV. [§ 400] AGENCY BY-LAWS AND REGULATIONS

The Agency Members shall adopt By-Laws and other regulations to carry into effect the powers, purposes and functions of the Agency and to establish the policies of the Agency Members for the guidance of the Chief Administrative Officer serving as Executive Director.

The Agency shall supply such information and reports to the County as may be required by the Board of Supervisors.

V. [§ 500] COUNTY RESPONSIBILITIES

A. [§ 501] County Aid and Assistance

The County will aid and cooperate in the planning, undertaking, construction or operation of redevelopment projects within the County.

B. [§ 502] Administrative Fund

The County will establish an Agency Administrative Fund with the money appropriated and paid to the Agency as a loan to be repaid upon such terms and conditions as the Board of Supervisors provide.

Exhibit A

TUESDAY MAR 4 1975

C. [S 503] Redevelopment Revolving Fund

The County will, if appropriate, establish a Redevelopment Revolving Fund.

IN WITNESS WHEREOF, said parties have caused this contract to be executed by their officers thereunto duly authorized on the date first above written.

COUNTY OF SAN DIEGO

(SEAL)

By *Dick Brown*
Chairman, Board of Supervisors

ATTEST:

PORTER D. CREMANS, Clerk of
the Board of Supervisors

By *Dora E. Trumble*
Deputy

(SEAL)

THE REDEVELOPMENT AGENCY OF THE
COUNTY OF SAN DIEGO

By *D. K. L. L. L.*
Executive Director

APPROVED AS TO FORM:
EUGENE B. JACOBS
SPECIAL COUNSEL

By *Eugene B. Jacobs*

File
2 Airport Division (Jerry Mann -
1 for Special Counsel)
County Counsel
Auditor
PWA
CAO
Kitty

3/17/75 ld

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Exhibit A

Tuesday, March 4, 1975

No. 95

ON MOTION of Agency Member Walsh, seconded by Agency Member Conde, the following resolution is adopted:

WHEREAS, the Redevelopment Agency desires to establish certain County-Agency relationships with the County.

BE IT RESOLVED AND ORDERED:

1. Chief Administrative Officer of the County of San Diego is hereby appointed as the Executive Director of the Agency.

2. The agreement entitled:

"Agreement Between the County of San Diego and the Redevelopment Agency Establishing Certain County-Agency Relationships"

is approved and the Executive Director of said Agency is authorized to sign said agreement for the Agency.

PASSED AND ADOPTED by the Redevelopment Agency of the County of San Diego, State of California, this 4th day of March, 1975, by the following vote:

AYES: Agency Members Walsh, Brown, Conde, and Bates

NOES: Agency Members None

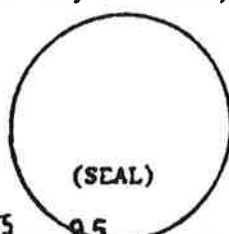
ABSENT: Agency Member Taylor

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STATE OF CALIFORNIA)
County of San Diego) ss.

I, PORTER D. CREMANS, Secretary of the Redevelopment Agency of the County of San Diego, State of California, hereby certify that I have compared the foregoing copy with the original resolution passed and adopted by said Agency, at a regular meeting thereof, at the time and by the vote therein stated, which original resolution is now on file in my office; that the same contains a full, true and correct transcript therefrom and of the whole thereof.

Witness my hand and the seal of said Redevelopment Agency, this 4th day of March, 1975.



PORTER D. CREMANS
Secretary of the Redevelopment Agency

By Dona E. Trumble

Deputy

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MAR 4 1975

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BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO

RESOLUTION NO. _____

A RESOLUTION APPROVING AGREEMENT
ESTABLISHING COUNTY-AGENCY RELATIONSHIPS

On Motion of Supervisor _____, seconded by
Supervisor _____, the following resolution
is adopted:

WHEREAS, the Board of Supervisors of the County of San Diego
desires to establish certain County-Agency relationships with the
Redevelopment Agency of the County of San Diego;

BE IT RESOLVED AND ORDERED: that the agreement entitled

"Agreement Between the County of San Diego and the Redevelop-
ment Agency Establishing Certain County-Agency Relationships"

is approved and the Chairman is authorized to sign said agreement
for the County.

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AGREEMENT BETWEEN THE COUNTY OF SAN DIEGO AND THE REDEVELOPMENT
AGENCY OF THE COUNTY OF SAN DIEGO ESTABLISHING TERMS AND
CONDITIONS OF ADVANCES OR LOANS FROM THE AIRPORT ENTERPRISE FUND
OF THE COUNTY OF SAN DIEGO TO THE REDEVELOPMENT AGENCY

THIS AGREEMENT is entered into this 1st day of December,
1987, by and between the County of San Diego (hereinafter
referred to as "County") and the Redevelopment Agency of the
County of San Diego (hereinafter referred to as "Agency");

WITNESSETH:

WHEREAS, on October 1, 1974, the Redevelopment Agency of the
County of San Diego was established pursuant to the California
Community Redevelopment Law (California Health and Safety Code,
Section 33000 et seq.) by Ordinance No. 4393 of the Board of
Supervisors, and;

WHEREAS, Section 33601 of the California Health and Safety
Code authorizes the Agency to borrow money or accept financial or
other assistance from any public agency for any redevelopment
project within its area of operation, and to comply with any
conditions of such loan or grant, and;

WHEREAS, the Redevelopment Plan for the Gillespie Field
Redevelopment Project Area ("Redevelopment Plan") was adopted on
July 7, 1987, and;

WHEREAS, the Gillespie Field Redevelopment Project Area lies
wholly within the boundaries of the Gillespie Field Airport
property, and;

WHEREAS, Section 202 of the Agreement Between the County of
San Diego and the Redevelopment Agency Establishing Certain
County-Agency Relationships ("Agreement") stipulates that the
Agency shall reimburse the County for all costs incurred by
County officers and employees in rendering services to the Agency
commencing November 3, 1974, and;

WHEREAS, Section 501 of the Agreement stipulates that the
County will aid and cooperate in the planning, undertaking,
construction or operation of redevelopment projects within the
County; NOW, THEREFORE,

BE IT RESOLVED AS FOLLOWS:

1. All funds advanced or loaned by County from the Airport
Enterprise Fund to the Agency for the planning and implemen-
tation of the Redevelopment Plan for the Gillespie Field
Redevelopment Project Area commencing February 11, 1986 shall
be considered a loan under the terms of this Agreement.

2. The Board of Supervisors may include funds for loans to the Redevelopment Agency in the annual Airport Enterprise Fund Spending Plan. The Spending Plan may be amended mid-year to provide for such loans if requested by the Agency and approved by the Board of Supervisors.
3. Loans under this Agreement shall be repaid from any source of Agency funds lawfully available for that purpose, and the Agency shall pay interest to the Airport Enterprise Fund. Interest shall accrue on the average quarterly outstanding balance equal to the average County earned investment rate as determined by the County Treasurer.
4. The Agency shall repay loans and accrued interest under this Agreement as soon as Agency funds are available for that purpose.
5. Any duty imposed on the Agency by this Agreement is based on the condition that the collection of property tax revenues pursuant to Health and Safety Code Section 33670(b) is sufficient to allow the Agency to perform as required herein.
6. The Auditor and Controller of the County of San Diego is hereby directed to establish whatever accounting and other procedures as are necessary, convenient or desirable to accomplish the purposes and intent of this Resolution.

IN WITNESS WHEREOF, this AGREEMENT is executed by AGENCY pursuant to action taken by its Members and by COUNTY pursuant to action taken by its Board of Supervisors.

Approved and/or authorized
by the Redevelopment Agency
of the County of San Diego

REDEVELOPMENT AGENCY OF THE COUNTY OF
SAN DIEGO

BY:

La Rue M. Pierce, asst 12-1-87
Secretary, Redevelopment Agency Date

12-1-87 #1

Patricia B. Nelson
Secretary, Redevelopment Agency

COUNTY OF SAN DIEGO

BY:

La Rue M. Pierce, asst 12-1-87
Clerk of the Board of Supervisors Date

Approved and/or authorized by the Board
of Supervisors of the County of San Diego

12-1-87 #12

Patricia B. Nelson
Clerk of the Board of Supervisors

APPROVED AS TO FORM AND LEGALITY
COUNTY COUNSEL

BY Mary C. Wood
DEPUTY

**COUNTY GENERAL FUND LOANS - UPPER SAN DIEGO RIVER PROJECT
SAN DIEGO REDEVELOPMENT AGENCY - UPPER SAN DIEGO RIVER PROJECT**

DATE	LOAN BALANCE	CUMULATIVE INTEREST	TOTAL OWED
06/30/88	\$ 84,413	\$ 2,554	\$ 86,967
06/30/89	\$ 84,413	\$ 10,450	\$ 94,863
06/30/90	\$ 267,648	\$ 26,239	\$ 293,887
06/30/91	\$ 381,648	\$ 53,763	\$ 435,411
06/30/92	\$ 507,648	\$ 93,361	\$ 601,009
06/30/93	\$ 628,780	\$ 133,917	\$ 762,697
06/30/94	\$ 688,780	\$ 172,727	\$ 861,507
06/30/95	\$ 688,780	\$ 204,692	\$ 893,472
06/30/96	\$ 688,780	\$ 231,872	\$ 920,652
06/30/97	\$ 688,780	\$ 257,484	\$ 946,264
06/30/98	\$ 688,780	\$ 283,399	\$ 972,179
06/30/99	\$ 688,780	\$ 312,350	\$ 1,001,130
06/30/00	\$ 688,780	\$ 351,571	\$ 1,040,351
06/30/01	\$ 688,780	\$ 395,319	\$ 1,084,099
06/30/02	\$ 688,780	\$ 421,413	\$ 1,110,193
06/30/03	\$ 688,780	\$ 437,286	\$ 1,126,066
06/30/04	\$ 688,780	\$ 448,236	\$ 1,137,016
06/30/05	\$ 688,780	\$ 463,637	\$ 1,152,417
06/30/06	\$ 688,780	\$ 487,512	\$ 1,176,292
06/30/07	\$ 688,780	\$ 521,977	\$ 1,210,757
06/30/08	\$ 688,780	\$ 553,764	\$ 1,242,544
Payment 4/09		\$ (25,000)	
06/30/09	\$ 688,780	\$ 545,019	\$ 1,233,799
Payment 6/10	\$ (50,000)	\$ (80,000)	
06/30/10	\$ 638,780	\$ 472,225	\$ 1,111,005

Total Payments 155,000

**FLOOD CONTROL DISTRICT - UPPER SAN DIEGO RIVER PROJECT
SAN DIEGO REDEVELOPMENT AGENCY - UPPER SAN DIEGO RIVER PROJECT**

DATE	LOAN BALANCE	CUMULATIVE INTEREST	TOTAL OWED	
06/30/88	\$ 49,975	\$ 1,512	\$ 51,487	
06/30/89	\$ 49,975	\$ 6,187	\$ 56,162	
06/30/90	\$ 159,595	\$ 15,751	\$ 175,346	
06/30/91	\$ 174,980	\$ 31,777	\$ 206,757	
06/30/92	\$ 157,288	\$ 46,555	\$ 203,843	
06/30/93	\$ 157,288	\$ 58,167	\$ 215,455	
06/30/94	\$ 157,288	\$ 67,528	\$ 224,816	
06/30/95	\$ 157,288	\$ 74,828	\$ 232,116	
06/30/96	\$ 157,288	\$ 81,035	\$ 238,323	
06/30/97	\$ 157,288	\$ 86,883	\$ 244,171	
06/30/98	\$ 157,288	\$ 92,801	\$ 250,089	
06/30/99	\$ 157,288	\$ 99,412	\$ 256,700	
06/30/00	\$ 157,288	\$ 108,369	\$ 265,657	
06/30/01	\$ 157,288	\$ 118,359	\$ 275,647	
06/30/02	\$ 103,100	\$ 123,834	\$ 226,934	
06/30/03	\$ 3,100	\$ 125,772	\$ 128,872	
09/30/03	\$ 3,100	\$ 125,785	\$ 128,885	Paid in Full
06/30/04	\$ -	\$ -	\$ -	

Total Payments \$ 450,627

LAKESIDE SANITATION DISTRICT - UPPER SAN DIEGO RIVER PROJECT
SAN DIEGO REDEVELOPMENT AGENCY - UPPER SAN DIEGO RIVER PROJ

DATE	LOAN		CUMULATIVE TOTAL	
	BALANCE	INTEREST	OWED	
06/30/88	\$ 5,000	\$ 151	\$ 5,151	
06/30/89	\$ 5,000	\$ 619	\$ 5,619	
06/30/90	\$ 15,000	\$ 1,101	\$ 16,101	
06/30/91	\$ 70,000	\$ 4,043	\$ 74,043	
06/30/92	\$ 95,000	\$ 11,411	\$ 106,411	
06/30/93	\$ 120,000	\$ 19,060	\$ 139,060	
06/30/94	\$ 135,000	\$ 26,549	\$ 161,549	
06/30/95	\$ 135,000	\$ 32,814	\$ 167,814	
06/30/96	\$ 135,000	\$ 38,141	\$ 173,141	
06/30/97	\$ 135,000	\$ 43,161	\$ 178,161	
06/30/98	\$ 135,000	\$ 48,240	\$ 183,240	
06/30/99	\$ 135,000	\$ 53,915	\$ 188,915	
06/30/00	\$ 135,000	\$ 61,602	\$ 196,602	
06/30/01	\$ 135,000	\$ 70,176	\$ 205,176	
06/30/02	\$ 135,000	\$ 75,291	\$ 210,291	
06/30/03	\$ 135,000	\$ 78,402	\$ 213,402	
06/30/04	\$ 135,000	\$ 80,548	\$ 215,548	
12/31/04	\$ 135,000	\$ 81,862	\$ 216,862	Paid in Full
06/30/05	\$ -	\$ -		

Total Payment \$ 216,862

**PROPOSED REPAYMENT SCHEDULE
 SAN DIEGO REDEVELOPMENT AGENCY - GILLESPIE FIELD PROJECT AREA
 AIRPORT ENTERPRISE FUND**

Fiscal Year	Repayment Schedule*
2010-11	\$0
2011-12	\$150,000
2012-13	\$300,000
2013-14	\$500,000
2014-15	\$500,000
2015-16	\$500,000
2016-17	\$500,000
2017-18	\$500,000
2018-19	\$500,000
2019-20	\$350,350
2020-21	\$0
2021-22	\$0
2022-23	\$0
2023-24	\$0
2024-25	\$0
2025-26	\$0
2026-27	\$0
2027-28	\$0
2028-29	\$0
2029-30	\$0
2030-31	\$0
2031-32	\$0
2032-33	\$0

Total Payments \$3,800,350 Balance Owed at 6/30/2010

*Plus interest

**PROPOSED REPAYMENT SCHEDULE
SAN DIEGO REDEVELOPMENT AGENCY - USDRIP PROJECT AREA
COUNTY GENERAL FUND**

Fiscal Year	Repayment Schedule*
2010-11	\$93,000
2011-12	\$93,000
2012-13	\$93,000
2013-14	\$93,000
2014-15	\$93,000
2015-16	\$93,000
2016-17	\$93,000
2017-18	\$93,000
2018-19	\$93,000
2019-20	\$93,000
2020-21	\$93,000
2021-22	\$88,005
2022-23	\$0
2023-24	\$0
2024-25	\$0
2025-26	\$0
2026-27	\$0
2027-28	\$0
2028-29	\$0
2029-30	\$0
2030-31	\$0
2031-32	\$0
2032-33	\$0

Total Payments \$1,111,005 Balance Owed at 6/30/2010

*Plus interest

GILLESPIE FIELD REDEVELOPMENT PROJECT REPAYMENT SCHEDULE FOR THE AGREEMENT BETWEEN THE COUNTY OF SAN DIEGO AND THE REDEVELOPMENT AGENCY OF THE COUNTY OF SAN DIEGO ESTABLISHING TERMS AND CONDITIONS OF ADVANCES OR LOANS FROM THE AIRPORT ENTERPRISE FUND OF THE COUNTY OF SAN DIEGO TO THE REDEVELOPMENT AGENCY

THIS GILLESPIE FIELD REDEVELOPMENT PROJECT REPAYMENT SCHEDULE ("Repayment Schedule") is entered into this 22nd day of March, 2011, by and between the County of San Diego ("County") and the Redevelopment Agency of the County of San Diego ("Agency"), collectively referred to as "Parties."

RECITALS

WHEREAS, the Agency was established on October 1, 1974.

WHEREAS, December 1, 1987 the Parties entered into an AGREEMENT BETWEEN THE COUNTY OF SAN DIEGO AND THE REDEVELOPMENT AGENCY OF THE COUNTY OF SAN DIEGO ESTABLISHING TERMS AND CONDITIONS OF ADVANCES OR LOANS FROM THE AIRPORT ENTERPRISE FUND OF THE COUNTY OF SAN DIEGO TO THE REDEVELOPMENT AGENCY ("Agreement").

WHEREAS, pursuant to its legal obligation to do so, the Agency has historically made payments towards the repayment of these loans. Exhibit A.

WHEREAS, Assembly Bill 101 ("AB 101") and Senate Bill 77 ("SB 77") were introduced on March 15, 2011, which, if passed, would require that in order to be an "enforceable obligation" that could be repaid, any loan of moneys borrowed by the Agency for a lawful purpose must be "legally required to be repaid pursuant to a required repayment schedule or other mandatory loan terms."

WHEREAS, the Parties have an enforceable obligation as required under AB 101 and SB 77 and the Parties desire to establish a repayment schedule of said loan in order to ensure repayment of the loan on or around 2022-23.

THEREFORE, THE PARTIES AGREE AS FOLLOWS:

1. Commencing Fiscal Year 2011-12, the Agency will make a payment towards the repayment of outstanding loans, annually, in a minimum amount not less than \$150,000 and up to a maximum of \$500,000 ("Annual Payment").
2. The Annual Payment will be subordinate to all other legally obligated payments of the Agency, including but not limited to, debt service on

bonded indebtedness, administrative costs, and any other contractual or legally required payment.

3. To the extent there are insufficient funds to make a payment in the Annual Payment, then the minimum payment of \$150,000 will be carried over for payment in the next fiscal year.
4. Nothing in this Repayment Schedule will in any way change the legal obligations of the Parties provided for in the underlying Agreement which addresses the terms and conditions of the original loan.

IN WITNESS WHEREOF, this Repayment Schedule is executed by Agency pursuant to action taken by its Directors and by County pursuant to action taken by its Board of Supervisors.

REDEVELOPMENT AGENCY OF THE
COUNTY OF SAN DIEGO

BY: _____
Executive Director

COUNTY OF SAN DIEGO

BY: _____
Chief Administrative Officer

APPROVED AS TO FORM AND LEGALITY:
THOMAS E. MONTGOMERY
COUNTY COUNSEL

By: _____
Rachel H. Witt, Senior Deputy

AIRPORT ENTERPRISE FUND-GILLESPIE FIELD PROJECT AREA				
SAN DIEGO REDEVELOPMENT AGENCY - GILLESPIE FIELD PROJECT AREA				
DATE	LOAN BALANCE	CUMULATIVE INTEREST	TOTAL OWED	
06/30/93	\$ 4,951,353	\$ 365,529	\$	5,316,882
06/30/94	\$ 4,951,353	\$ 660,225	\$	5,611,578
06/30/95	\$ 4,951,353	\$ 890,008	\$	5,841,361
06/30/96	\$ 4,951,353	\$ 1,085,393	\$	6,036,746
06/30/97	\$ 4,951,353	\$ 1,269,509	\$	6,220,862
06/30/98	\$ 4,951,353	\$ 1,455,799	\$	6,407,152
06/30/99	\$ 4,951,353	\$ 1,663,915	\$	6,615,268
06/30/00	\$ 4,951,353	\$ 1,945,857	\$	6,897,211
06/30/01	\$ 5,900,628	\$ 2,320,638	\$	8,221,266
03/31/02	\$ 5,900,628	\$ 2,501,911	\$	8,402,539
06/30/02	\$ 5,900,628	\$ 2,544,182	\$	8,444,810
09/30/02	\$ 5,900,628	\$ 2,586,017	\$	8,486,645
12/31/2002	\$ 5,900,628	\$ 2,623,170	\$	8,523,799
03/31/03	\$ 5,900,628	\$ 2,654,341	\$	8,554,969
06/30/03	\$ 5,900,628	\$ 2,680,159	\$	8,580,787
06/30/04	\$ 5,675,628	\$ 2,772,002	\$	8,447,630
06/30/05	\$ 5,675,628	\$ 2,898,907	\$	8,574,535
06/29/06	\$ 5,675,628	\$ 3,094,981	\$	8,770,610
Payment 6/06	\$ (2,312,425)	\$ (3,095,636)	\$	(5,408,061)
06/30/06	\$ 3,363,203		\$	3,363,203
06/30/07	\$ 3,363,203	\$ 167,341	\$	3,530,545
06/30/08	\$ 3,363,203	\$ 322,550	\$	3,685,753
06/30/09	\$ 3,363,203	\$ 401,919	\$	3,765,122
06/30/10	\$ 3,363,203	\$ 437,147	\$	3,800,350
Total Payments	\$ 5,408,061			

AIRPORT ENTERPRISE FUND - GILLESPIE FIELD PROJECT
SAN DIEGO REDEVELOPMENT AGENCY - GILLESPIE FIELD PROJECT
PAID LOAN

DATE	LOAN BALANCE	CUMULATIVE INTEREST	TOTAL OWED
06/30/96	\$ 286,442	\$ 3,019	\$ 289,461
06/30/97	\$ 286,442	\$ 13,670	\$ 300,112
6/30/1998	\$ 286,442	\$ 24,448	\$ 310,890
6/30/1999	\$ 286,442	\$ 36,487	\$ 322,929
6/30/2000	\$ 286,442	\$ 52,798	\$ 339,240
06/30/01	\$ 286,442	\$ 70,992	\$ 357,434
06/30/02	\$ 286,442	\$ 81,843	\$ 368,285
06/30/03	\$ 286,442	\$ 88,444	\$ 374,886
06/30/04	\$ 286,442	\$ 92,998	\$ 379,440
06/30/05	\$ 286,442	\$ 99,361	\$ 385,803
Payment 6/06	\$ (286,442)	\$ (109,973)	\$ (396,415)
06/30/06	\$ -	\$ -	
Total Payments \$ 396,415			

PUBLIC LIABILITY INTERNAL SERVICE FUND
SAN DIEGO REDEVELOPMENT AGENCY - GILLESPIE FIELD PROJECT CAPITAL PROJECTS
PAID LOAN

DATE	BALANCE	
06/30/05	\$ 295,757	
06/30/06	\$ 236,606	
06/30/07	\$ 177,455	
06/30/08	\$ 118,304	
06/30/09	\$ 59,153	
06/30/10	\$ -	Paid in full
Payment terms:	59,153	Annually